

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 216/75 Darling Road, Malvern East, VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$125,000

### Median sale price

Median price \$666,000 Property Type Apartment Suburb Malvern East (3145)

Period - From 01/08/2022 to 31/07/2023 Source CoreLogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
103/141 WAVERLEY ROAD, MALVERN EAST VIC 3145	\$116,888	02/02/2023
31/949 DANDENONG ROAD, MALVERN EAST VIC 3145	\$110,000	27/04/2023
112/5 DUDLEY STREET, CAULFIELD EAST VIC 3145	\$140,000	27/06/2023

This Statement of Information was prepared on: 01/08/2023